

### **3.1.2 Half-Foot Rise Floodway**

Figure 3-2 displays the conceptual residential development layout for the 1/2-foot rise floodway alternative. This scenario is more stringent than the 1-foot rise floodway development scenario because the floodway width is significantly expanded, reducing the developable area. This scenario has an allowable developable area of 19.2 acres.

Under this alternative, the floodplain storage is reduced due to fill in the flood fringe, but is not as severe as the 1-foot rise floodway scenario. The loss of floodplain storage may still cause increased peak flow rates downstream. The wider floodway boundary provided by this alternative increases the natural buffer between the development and the stream, which provides water quality benefits, passive recreation area, and increased open space. If maintained properly the increased open space can increase adjacent property values by 10 to 30 percent over comparable property with no open space (EPA, 1995 and The Trust for Public Land, 1999).

The economic analysis for this scenario was based on the layout shown in Figure 3-2, which has 86 total parcels. Development cost calculations can be found in Appendix A.